

WARRANTY DEED OF GIFT

ROWERLENE R. BRIDGFORTH

GRANTOR(S)

TO

BARRY W. BRIDGFORTH, JR., ET AL

GRANTEE(S)

FOR AND IN CONSIDERATION the sum of One Dollar (\$1.00), cash in hand paid and other good and valuable considerations, including the love and affection that I have for my hereinafter named grandchildren, the receipt of all of which is hereby acknowledged, I, **Rowerlene R. Bridgforth**, do hereby give, convey and warrant unto **Barry W. Bridgforth, Jr. and Brian Hall Bridgforth**, an undivided one-sixteenth (1/16) interest; and to **Elizabeth R. Bridgforth, David R. Bridgforth, Jr. and Dee Robertson Bridgforth**, as tenants in common, an undivided one sixteenth(1/16) interest; and to **David W. King and Kelley King Adams**, as tenants in common, an undivided one sixteenth (1/16) interest; and to **Mary Dudley Bridgforth McLean and Rebekah B. Bridgforth**, as tenants in common, an undivided one sixteenth (1/16) interest in and to the lands lying and being situated in DeSoto County, Mississippi, described as follows, to-wit:

47 ½ acres, more or less, in Section 13, Township 2 South, Range 7 West, DeSoto County, Mississippi, composed of one tract of 37 ½ acres described as Beginning at the northwest corner of said Section 13; thence South on the section line 136 ½ poles; thence East 68 poles; thence North 76 ½ poles; thence West 20° North 68 poles; thence North 40 poles to the north line of the section; thence West 2 poles to the beginning; also one tract composed of ten acres in the southwest corner of said Northwest Quarter of said Section 13 described as Beginning at the southwest corner of said Northwest Quarter; thence East 68 poles; thence North 23 ½ poles; thence West 68 poles; thence South 23 ½ poles to the beginning; also one and one-half acres in the northwest corner of the Southwest Quarter of said Section 13 described as Beginning at the northwest corner of said quarter section; thence east on the quarter section line 100 yards; thence southwest to a point on the west line of said quarter section which is 160 yards south of the northwest corner thereof; thence north to the beginning and containing 1 ½ acres, more or less, **LESS AND EXCEPT**, the following parcels, to-wit:

1.282, more or less, acres located in the West half of Section 13, Township 2 South, Range 7 West, DeSoto County, Mississippi, more particularly described as follows:

Begin at a point in the westerly line of Section 13, Township 2 South, Range 7 West, said point being the southwest corner of the Dudley B. Bridgforth 17.16 acre tract as recorded in Book 109, Page 441, said point being 1320 feet North of the Southwest corner of said Section; thence North 00°14'48" East 2711.39 feet with the westerly line of said section to a point; thence South 89°45'12" East 310.32 feet to an iron stake (found); thence North 27°54'39" East 200.19 feet to an iron stake (set), said stake being also the true point of beginning for the herein described tract; thence North 63°04'34" West 290.00 feet to an iron stake (set); thence North 41°54'19" East 206.57 feet along a Non-Radial line to an iron stake (set) at a point of curvature in the southerly line of Bridgforth Road (80 feet wide); thence southeastwardly 192.99 feet along a curve to the left having an external radius of 2070.17 feet (chord distance=192.92 feet, chord bearing=South 69°26'50" East) with the southerly line of said Road to an iron stake (set) at a point of tangency; thence South 72°07'05" East 49.52 feet with the southerly line of said Road to an iron stake (found); thence South 27°54'39" West 228.76 feet to the point of beginning containing 1.282, more or less, acres of land being subject to all codes, regulations and revisions, easements and right-of-ways of record and being subject to the following 15 feet Ingress-Egress Easement:

Begin at an iron stake (set) at the southeast corner of the above described tract; thence North 27°54'39" East 228.76 feet along the easterly line of said tract to an iron stake in the southerly line of Bridgforth Road; thence south 72°07'05" East 15.23 feet

with the southerly line of said Road to a point; thence South 27°54'39" West 231.15 feet along a line running parallel with the easterly line of said tract to a point; thence North 63°04'34" West 15.00 feet to the point of beginning.

And further **LESS AND EXCEPT:**

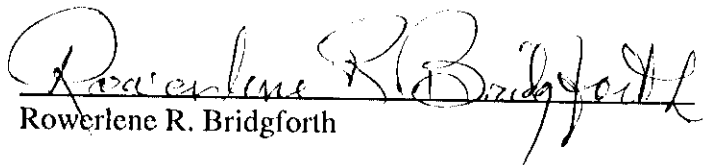
2.67, more or less acre tract of land being located in the Northwest Quarter of the Northwest Quarter of Section 13, Township 2 South, Range 7 West, DeSoto County, Mississippi.

Begin at a point in the westerly line of Section 13, Township 2 South, Range 7 West, said point the southwest corner of the Dudley B. Bridgforth 17.16 acre tract as recorded in Deed Book 109, Page 441, said point being 1320.00 feet north of the southwest corner of said section; thence North 00°14'48" East 2489.98 feet with the westerly line of said section to a point; thence south 89°45'12" East 194.25 feet to the true point of beginning for the herein described tract; thence North 27°54'39" East 678.95 feet to a point in the southerly right of way line of Bridgforth Road (80'ROW); thence South 72°07'05" East 81.21 feet along said right of way to a point; thence South 12°18'34" West 172.33 feet to a point; thence South 11°41'29" West 494.46 feet to a point; thence North 73°16'15" West 269.56 feet to the point of beginning containing 2.67, more or less, acres of land being subject to all codes, regulations, revisions, restrictions, easements and rights of way of record.

INDEXING INSTRUCTIONS: Part of Northwest Quarter and Southwest Quarter of Section 13, Township 2 South, Range 7 West.

By way of explanation, the Grantor owns an undivided one-half interest in and to the above described properties and it is the express intent and purpose of this deed to convey to the Grantees collectively, Fifty Per Cent (50%) of said interest or an undivided one-fourth (1/4) interest in said property.

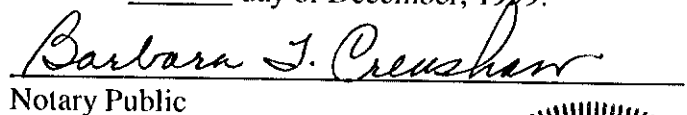
WITNESS my signature this the 27 day of December, 1999.


Rowerlene R. Bridgforth

STATE OF MISSISSIPPI
COUNTY OF DESOTO

PERSONALLY appeared before me, the undersigned authority at law in and for the state and county aforementioned, the within named Rowerlene R. Bridgforth who acknowledged that she signed and delivered the above and foregoing instrument on the day and year therein mentioned.

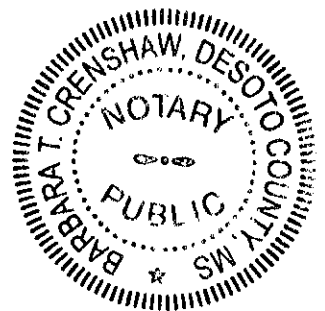
Given under my hand and official seal this the 29th day of December, 1999.


Notary Public

My Commission Expires:
11-28-2000

Grantor's Address:
3855 Bridgforth Road
Olive Branch, MS 38654
(H) 662-895-2405
(W) N/A

Grantees' Address:
1607 Stateline Road West
Southaven, MS 38671
(B) 662-393-4450
(H) N/A



STATE MS. - DESOTO CO.
FILED

DEC 30 4 43 PM '99

BK 365 PG 286
W.F. DAVIS, CLERK